

## Location Map



Silk Route, 99227 50006



# Sai Exotique

Exclusive & Exquisite

Unmatched Connectivity.  
Impeccable Lifestyle.



**Architect:**  
Unusual Spaces, Mr. Sachine Sutar

**Legal Advisor:**  
Adv. Ashok Wagh

**R.C.C. Consultant:**  
Hansal Parikh & Associates



**SAIBABA SALES PVT.LTD**

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Chinchwad, Pune - 411 019

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Email: [saiexotique@ssplp.com](mailto:saiexotique@ssplp.com)

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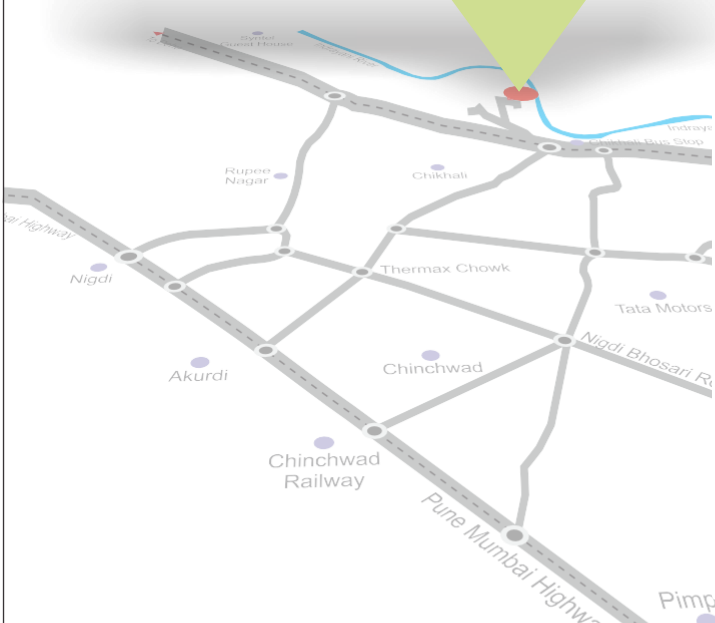


# Sai Exotique

Exclusiva & Exquisite

## A verdant lifestyle awaits you!

There is nothing more beautiful than a day spent in lush green environs. It not only relaxes mind but also soothes your soul and prepares you for the challenges thrown by life. And what happens if you get to live life in such natural setting? Your life surely turns into a joyful journey. Spread across 5 acres of lush green hinterland, Sai Exotique is a gift that will add a dash of verdancy to your lifestyle. Wide open spaces, trees, landscape garden and green walkways covers 60% of this exquisite project facilitating you a quintessentially natural lifestyle. The ever blooming scenery renders a sophisticated yet nature-friendly charm to 500 homes at Sai Exotique.





# Sai Exotique

Exclusiva & Exquisite

## Advantage proximity to you!

Sai Exotique is a perfect example of contemporary dwelling spaces promising best of both the worlds, lush green environs and cosmopolitan lifestyle. Sai Exotique is situated at Chikhali, which is the nexus point of future developments like Metro Rail, Airport, International Exhibition and Convention Center. Located close to conventional PCMC industrial belt, the project offers greater access to destinations like Hinjewadi IT Park, Chakan and Talegaon MIDC zones. It's very close to Old Pune-Mumbai Highway. Moreover, it also connects you to modern day essentials like Retail Malls, Schools, Hospitals and Entertainment Centres. All in all, it's a residential address that offers you the best of contemporary life.



Shopping Malls



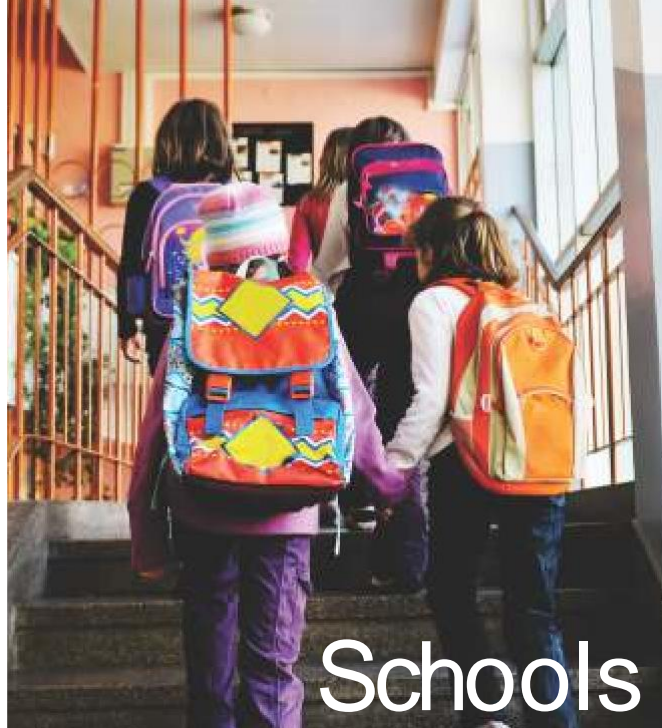
Airport



International Exhibition & Convention Centre  
Proposed Identical View



IT Park



Schools



Proposed  
Metro



Hotels



Hospita



Indrayani River



Colleges



Pune-Mumbai  
Highway



Highway  
Pune- Nashik



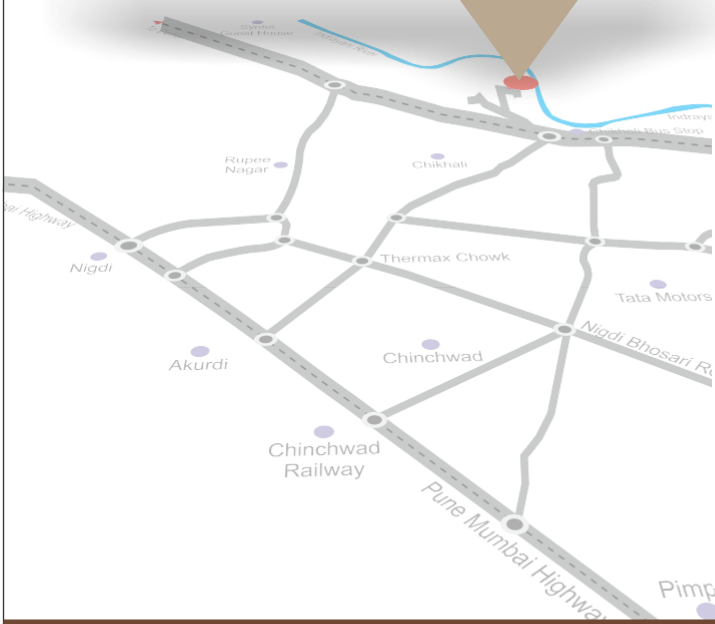
Industrial Area



Station  
Railway



Play Area's

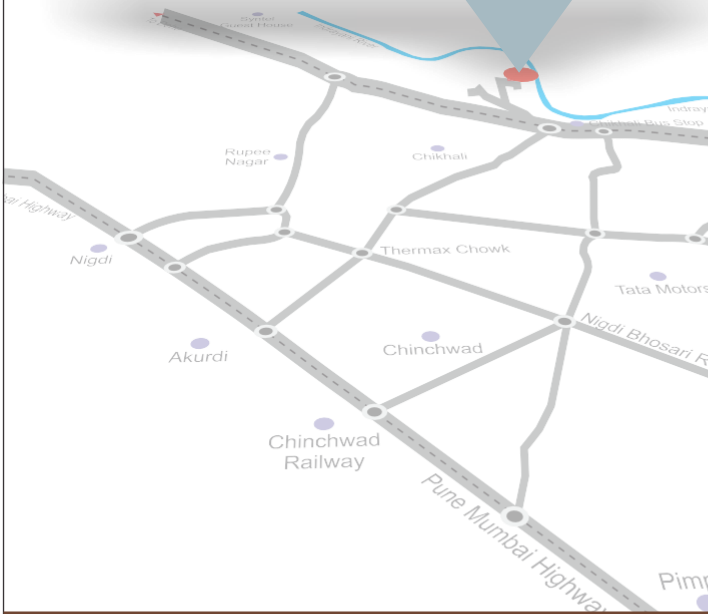


# Sai Exotique

Exclusiva & Exquisite

## Extravagance at it best!

Living spaces must reflect our aspirations. Meticulous planning, innovative approach and a pinch of suavity makes a home full of life. The 500 ultra-modern homes featuring spacious 1 & 2 BHK apartments at Sai Exotique lives up to your idea of extravagant living. Open green areas visible from every home offers a fresh breath of air to you. Equipped with extensive range of amenities, each home rejuvenates your mind and body alike. The project is conceptualised and developed by Sai Baba Sales Pvt. Ltd., a name to reckon with trust, transparency and unmatched customer satisfaction. Their commitment to superior construction standards makes it a desirable living destination at Chikhali. If you are planning to buy a home that reflects extravagance, Sai Exotique is a place you shouldn't miss.



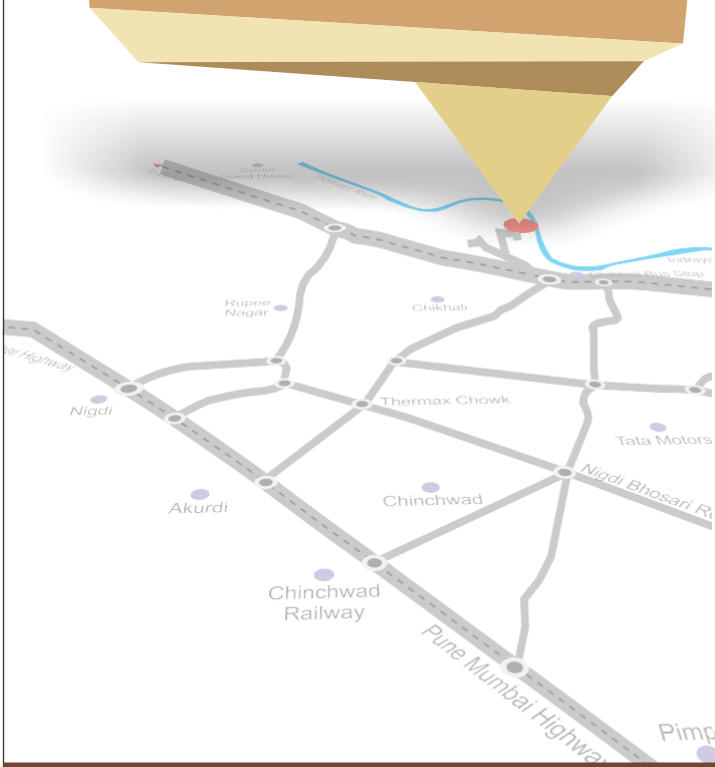


# Sai Exotique

Exclusiva & Exquisite

## Celebrate life to its fullest!

Sai Exotique is a heady mix of natural environs and ultra modern amenities. We have left no stone unturned to make your life outside four walls an exciting story. Landscape garden, Children play areas with toddler's park and community hall with party lawns transcends you from daily chaos to a fuller life. Be it lawn tennis court or jogging track, modern architecture or commercial center, homes at Sai Exotique fulfills your dream of contemporary life. Moreover the multi brand stores and restaurants assures your leisure time is well spent. So why wait, when you can enjoy life to its fullest!



# Sai Exotique

Exclusive & Exquisite

## Ultra-modern Amenities

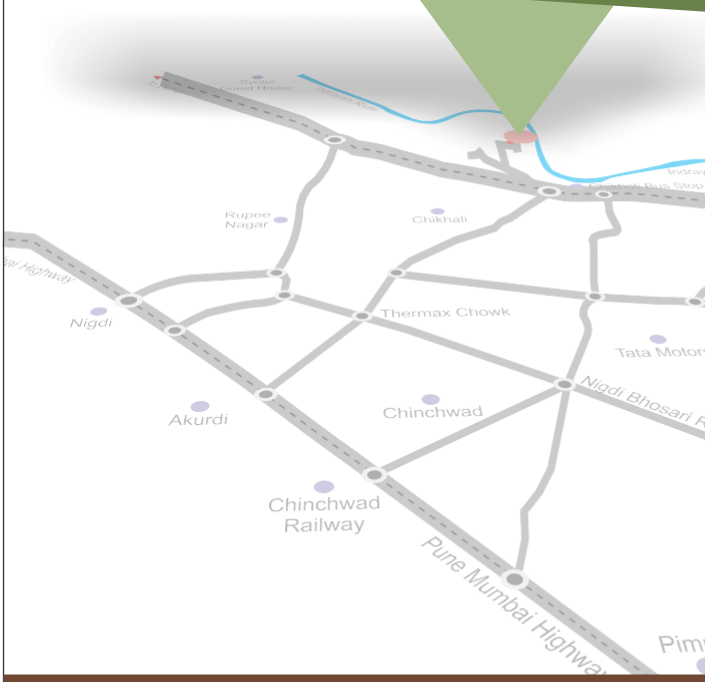
- Classy ambience, designer lobby
- 60,000 sq.ft. open space for podium garden, children's play areas with toddler's park & community hall with party lawns
- Concrete / paved roads, ample parking with wide internal roads
- Fire fighting system for buildings, generator backup for common areas
- Rain water harvesting
- Modern architecture, aesthetically designed attractive elevation
- Saibaba temple
- Jogging track

### Outdoor sports amenities

- Lawn tennis / badminton court
- Basketball / volleyball

### Features of this project

- Elegant main entrance gate
- Intercom facility
- Club house and garden
- Beefed up security cabins
- Exclusive commercial complex with high shopping & office spaces for retail outlets
- Multi-brand stores, restaurants
- Huge podium garden between the buildings



# Sai Exotique

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## Specifications

- **RCC**  
Earthquake resistant RCC frame structure
- **LIFT**  
One goods lift & one automatic lift for each building
- **WALLS**  
External wall - eco-friendly bricks / blocks with plaster internal plaster
- **DOORS**  
Decorative and attractive main door. All internal flush doors with premium fittings
- **KITCHEN**  
Granite top kitchen platform with SS sink & glazed tiles dado. Dry balcony attached to kitchen with provision for washing machine & provision for aqua guard point & exhaust fan
- **BATHROOM**  
Designer decorative dado tiles up to lintel level  
All sanitary fittings of high quality  
High quality CP fittings Jaquar / Iceberg equivalent  
Concealed plumbing with diverter & rain shower
- **FLOORING**  
Vitrified tiles flooring for the entire flat. Anti-skid tiles for terrace & bathrooms
- **WIRING**  
Concealed electrical points with copper wiring telephone and cable point in living room & master bedroom AC point in master bedroom provision for inverter
- **WINDOWS**  
Powder coated or anodized aluminium equivalent sliding windows & sliding door with mosquito net provision, safety grills
- **PAINTING**  
Internal wall - OBD paint  
External wall - Acrylic paint
- **LETTERBOX**  
Individual letter boxes and name plates

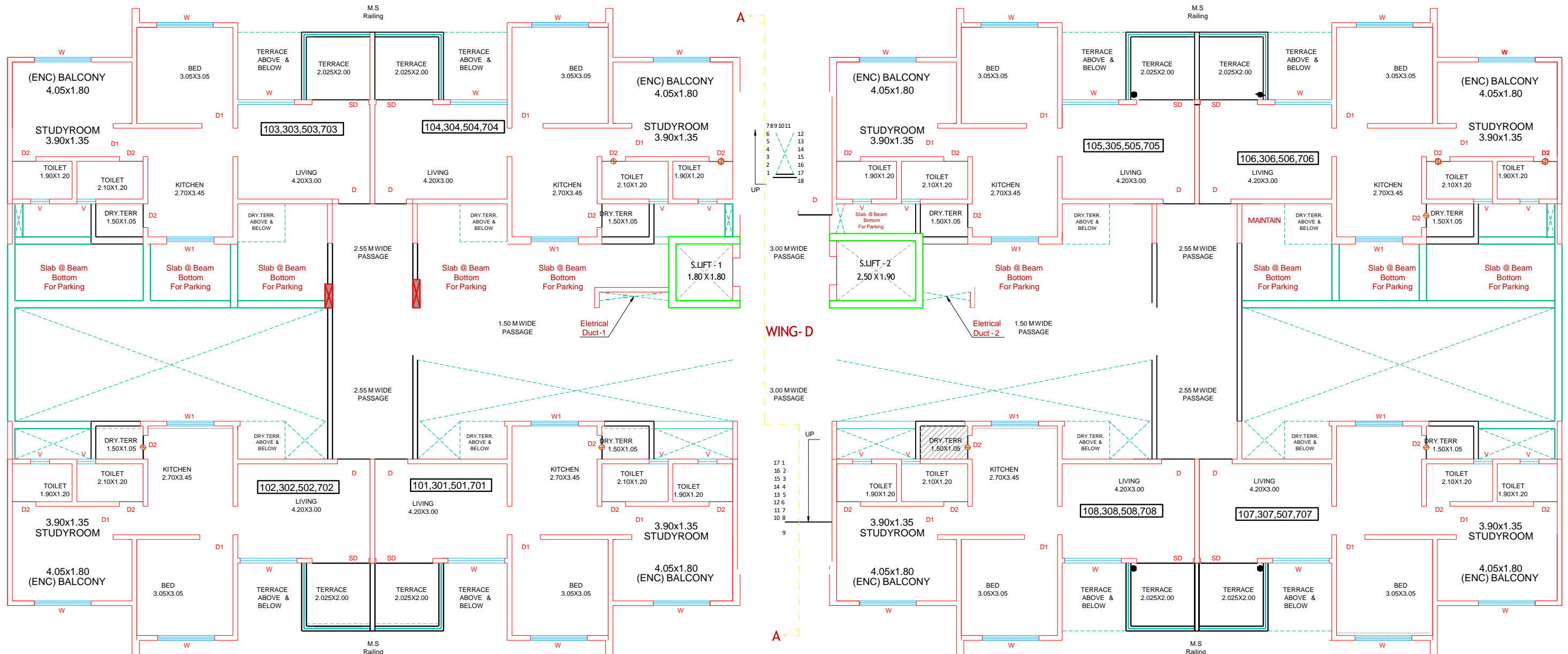


Identical 1 BHK Perspective View



Identical 2 BHK Perspective View





## TYPICAL - 1, 3, 5 & 7 FLOOR PLAN

AREA STATEMENT (AS PER R.E.RA NORMS)

Flat Type	Flat NO.	Carpet Sq.M.	Enclosed Balcony (Sq.M.)	Terrace Carpet (Sq.M.)	DRY. Terrace Carpet (Sq.M.)
2BHK	101,301,501,701	43.79	6.44	3.95	1.52
	102,302,502,702	43.79	6.44	3.95	1.52
	103,303,503,703	43.79	6.44	3.95	1.52
	104,304,504,704	43.79	6.44	3.95	1.52
	105,305,505,705	43.79	6.44	3.95	1.52
	106,306,506,706	43.79	6.44	3.95	1.52
	107,307,507,707	43.79	6.44	3.95	1.52
	108,308,508,708	43.79	6.44	3.95	1.52

**JOB TITLE**  
PROPOSED RESIDENTIAL BUILDING  
S.NO- AT CHIKHALI PUNE.

**NAME OF THE CLIENT**

GEHANI

**SHEET CONTENT**

**Wing-D**

NORTH	DWG.NO.	DATE	SCALE
	WD-1	23 /03 /2017	NTS
		DRWN.BY.	NARENDRA
		CHK.BY.	---
		APR.BY.	---

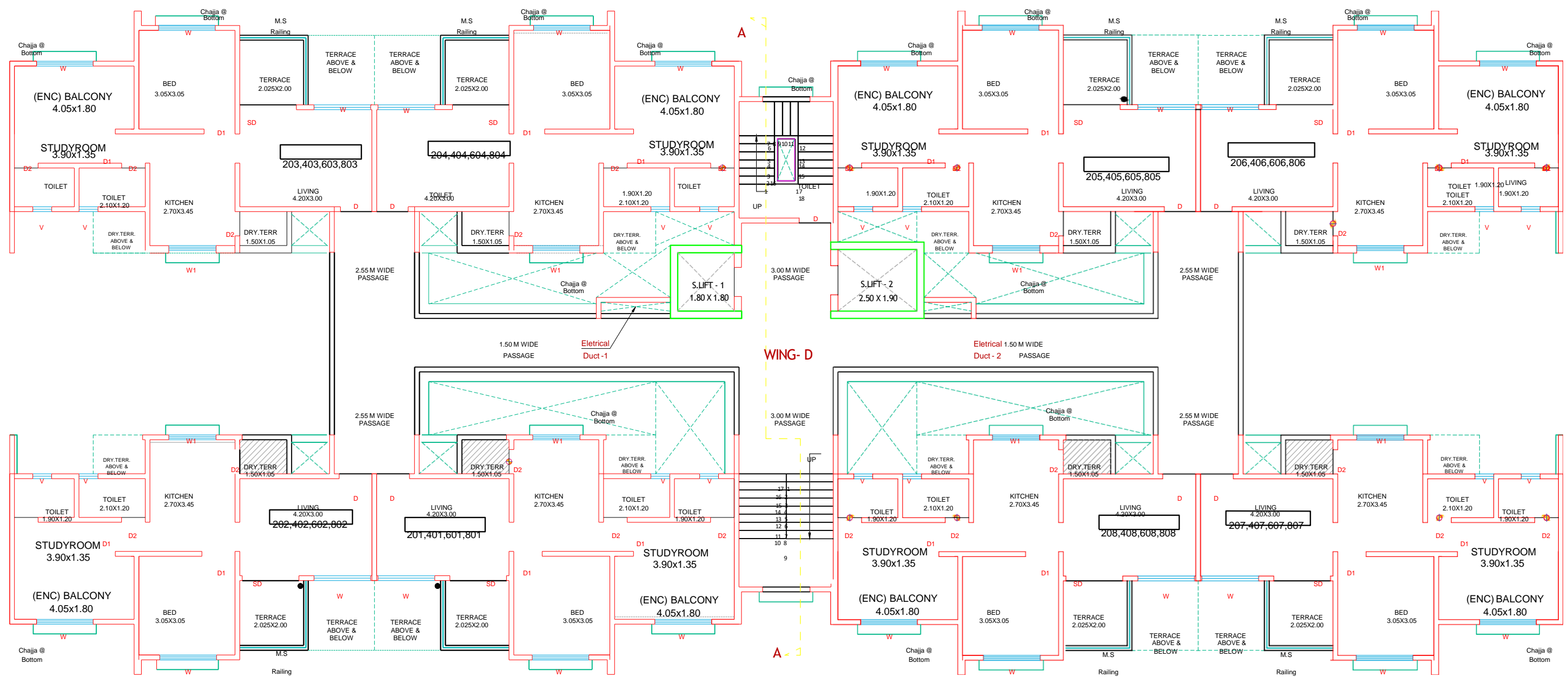
**ARCHITECT NAME**

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PH.NO:9822086603,(020)25667185

UNUSUAL SPACES





## TYPICAL - 2, 4, 6 & 8 FLOOR PLAN

AREA STATEMENT (AS PER R.E.RA NORMS)

Flat Type	Flat NO.	Carpet Sq.M.	Enclosed Balcony(Sq.M.)	Terrace Carpet (Sq.M.)	DRY. Terrace Carpet (Sq.M.)
1BHK	201,401,601,801	43.77	6.44	3.95	1.52
	202,402,602,802	43.77	6.44	3.95	1.52
	203,403,603,803	43.77	6.44	3.95	1.52
	204,404,604,804	43.77	6.44	3.95	1.52
	205,405,605,805	43.77	6.44	3.95	1.52
	206,406,606,806	43.77	6.44	3.95	1.52
	207,407,607,807	43.77	6.44	3.95	1.52
	208,408,608,808	43.77	6.44	3.95	1.52

**JOB TITLE**  
PROPOSED RESIDENTIAL BUILDING  
S.NO- AT CHIKHALI PUNE.

**NAME OF THE CLIENT**  
GEHANI

**SHEET CONTENT**  
**Wing- D**

<b>NORTH</b>	<b>DWG.NO.</b>	<b>DATE</b>	23 /03 /2017
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	WD-/	<b>DRWN.BY.</b>	NARENDRA
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		<b>APR.BY.</b>	---

**ARCHITECT NAME**  
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PH.NO:9822086603,(020)25667185

UNUSUAL SPACES

# Sai Exotique

Exclusive & Exquisite

## Building lifelong relationships

We not just build homes, we build relationships and aspirations. Behind our every project a great amount of planning and impeccable quality is exercised. We build spaces that not only reflect your aspirations but remain strong with you for years to come and through thick and thin. With superior quality and high design standards our projects are well ventilated, spacious and affordable. This adds up to ultimate satisfaction to our customers. Sai Baba Sales Pvt. Ltd. creates harmonious living spaces for you.



@ Tapkir Nagar, Kalewadi

2 BHK Flats



@ Tapkir Nagar, Kalewadi

1 BHK Flats



@ Tapkir Nagar, Kalewadi

1 BHK Flats



@ Wakad Annexe, Pune

2 BHK Flats



@ Baliraj Nagar, Rahatani

1 & 2 BHK Flats